

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER
DISPOSITION PARCELS RR-54, RR-55, RR-56, RR-57, RR-58,
RR-59, RR-60, RR-61, RR-62, RR-63, RR-64, RR-65, RR-66
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of the urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Authority has previously voted to adopt a Report and Decision on the Application of Israel Feliciano and Others in which it granted permission for the applicants to form a Limited Partnership under the provisions of Chapter 121A of the Massachusetts General Laws for the purpose of developing said parcels with low and moderate income housing; and

WHEREAS, the Mayor of the City of Boston has previously approved the vote of the Authority; and

WHEREAS, E.T.C. & Associates has submitted a satisfactory proposal for the development of said parcels:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Tentative Designation of the Emergency Tenants' Council as Redeveloper of Parcels RR-54 - RR-66 is hereby rescinded.
2. That E.T.C. & Associates be and hereby is designated as Redeveloper of Disposition Parcels RR-54 - RR-66.

3. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.

4. That it is hereby determined that E.T.C. & Associates possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the urban renewal plan for the Project Area.

5. That the Director is hereby authorized for and on behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcels RR-54 - RR-66 to E.T.C. & Associates, said Agreements to be in the Authority's usual form.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

DISPOSITION PARCEL FACT SHEET

NAME OF DEVELOPMENT: E.T.C. & Associates

DISPOSITION PARCEL NUMBER: RR-54 - RR-66

SIZE: Approximately 1 acre

LOCATION: 610-626 Tremont Street
336-346 Shawmut Avenue

DEVELOPMENT TEAM: Sponsor - E.T.C. & Associates
Architect - John Sharratt Associates
Attorney - David E. Rideout, Palmer & Dodge
Contractor - Sydney Const. Co.
Construction Financing - First National Bank of Boston

NATURE OF DEVELOPMENT: Rehabilitation of 13 existing buildings for
use as low-moderate income housing, financed
under HUD Section 236 program.

NUMBER OF UNITS: 71

TOTAL DEVELOPMENT COST: \$1,313,400.00

ESTIMATED CLOSING DATE: June 10, 1971

COMMENTS: HUD firm commitment was issued May 10, 1971. Sponsor
is a limited partnership formed under Chapter 121A.

1582



PARCEL

LOCATION

USE

AREA

WIDTH

DEPTH

ACCESS

PARKING

D U S

ZONING

NOTES

PARCEL BOUNDARIES AND AREAS BASED ON CITY ASSESSOR'S MAPS ARE APPROXIMATE. PENDING FINAL SURVEYS.

DISPOSITION

PARCELS

DATE:

SOUTH END
URBAN RENEWAL AREA
MASSACHUSETTS R-56

BOSTON MAPS DEPARTMENT AUGUST 1974

MEMORANDUM

MAY 27, 1971

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: FINAL DESIGNATION OF REDEVELOPER
DISPOSITION PARCELS RR-54, RR-55, RR-56, RR-57, RR-58,
RR-59, RR-60, RR-61, RR-62, RR-63, RR-64, RR-65, RR-66
SOUTH END URBAN RENEWAL AREA NO. MASS. R-56

Summary: This memorandum requests the Final Designation of E.T.C. & Associates as the Redeveloper of Disposition Parcels RR-54, RR-55, RR-56, RR-57, RR-58, RR-59, RR-60, RR-61, RR-62, RR-63, RR-64, RR-65, RR-66 in the South End Urban Renewal Area.

The Emergency Tenants' Council was tentatively designated as the Redeveloper of the Parcel 19 development area by vote of the Authority on December 4, 1969. Disposition Parcels RR-54 - RR-66 represent the first phase of the overall development of this area.

Parcels RR-54 - RR-66 consist of thirteen buildings for rehabilitation, yielding a total of 71 units of low-moderate income housing. The Department of Housing and Urban Development has issued a firm commitment for Section 236 financing, and the construction mortgage is being provided by the First National Bank of Boston. The Authority, on February 25, 1971, has approved the Final Plans and Specifications for the development.

The Emergency Tenants' Council has formed a limited partnership under Chapter 121A to undertake the development of Parcels RR-54 - RR-66. The partnership, known as E.T.C. & Associates, was approved by the Authority on January 21, 1971, and the Mayor on February 1, 1971.

It is technically necessary to rescind the Tentative Designation of the Emergency Tenants' Council, and substitute E.T.C. & Associates as the designated Redeveloper. This involves only a change of name.

Since the HUD firm commitment has already been issued, initial closing is anticipated shortly, with construction to begin immediately thereafter. It is therefore appropriate at this time for the Authority to approve Final Designation and authorize conveyance of the parcels to the Redeveloper.

I therefore recommend that E.T.C. & Associates be finally designated as the Redeveloper of Disposition Parcels RR-54 - RR-66 in the South End Urban Renewal Area.

An appropriate Resolution is attached.

Attachment

